

007.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

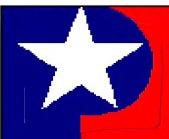
758,900 / 758,900

USE VALUE:

758,900 / 758,900

ASSESSED:

758,900 / 758,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MASTERS TIMOTHY C &	
Owner 2: ABEL CHERYL B	
Owner 3:	

Street 1: 165 BROOKS AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: SULLIVAN GEORGE E--ETAL -	
Owner 2: SULLIVAN DOROTHY G -	

Street 1: 165 BROOKS AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
---------------	-------

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1415 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4668	Sq. Ft.	Site			0	80.	1.20	1									448,031						448,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4668.000	305,800	5,100	448,000	758,900		6193
							GIS Ref
							GIS Ref
							Insp Date
							11/03/17
							1667!
							PRIOR ID # 1: 6193
							PRIOR ID # 2:
							PRIOR ID # 3:
							DATE: 12/29/21 TIME: 18:50:32
							LAST REV DATE: 06/18/18 TIME: 10:53:00
							danam
							667
							ASR Map:
							FACT DIST:
							REVAL DIST:
							YEAR:
							LAND REASON:
							BLD REASON:
							CIVIL DISTRICT:
							ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,800	5100	4,668.	448,000	758,900		Year end	12/23/2021
2021	101	FV	296,900	5100	4,668.	448,000	750,000		Year End Roll	12/10/2020
2020	101	FV	297,000	5100	4,668.	448,000	750,100		750,100 Year End Roll	12/18/2019
2019	101	FV	232,800	5100	4,668.	476,000	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	231,900	5100	4,668.	347,200	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	231,900	5100	4,668.	302,400	539,400	539,400	Year End Roll	1/3/2017
2016	101	FV	231,900	5100	4,668.	257,600	494,600	494,600	Year End	1/4/2016
2015	101	FV	219,000	5100	4,668.	252,000	476,100	476,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN GEORGE	57604-594		10/7/2011		440,000	No	No		
	11353-207		7/7/1967			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/14/2018	611	Inter Fi	60,000	C					11/3/2017	MEAS&NOTICE	HS	Hanne S
									5/30/2012	Measured	JBS	JOHN S
									4/30/2009	Measured	372	PATRIOT
									9/22/1999	Meas/Inspect	264	PATRIOT
									8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

